



Riley Close, Ipswich,
£400,000

 4  2  2  D

- **DETACHED HOUSE**
- **WEST OF IPSWICH**
- **FOUR BEDROOMS**
 - **EN-SUITE**
- **TWO RECEPTIONS**
- **CONSERVATORY**
- **KITCHEN/BREAKFAST ROOM**
 - **CLOAKROOM**
 - **GARAGE**
- **BLOCK PAVED DRIVEWAY**

A truly superb four bedroom two reception detached family home located in this favoured west Ipswich location close to shops, schools, retail park and A14 junction.

PROPERTY:

Nestled in this west of Ipswich development is this impressive detached house which offers a perfect blend of comfort and modern living. Spanning an ample 1,238 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The two spacious reception rooms provide versatile spaces for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.

Constructed in approximately 2001, this home benefits from contemporary design and features, providing a welcoming atmosphere throughout. The two bathrooms add convenience for busy mornings and family life, catering to the needs of a growing household.

One of the standout features of this property is the generous parking space, accommodating up to Three/four vehicles, which is a rare find in some residential areas. This practical aspect enhances the appeal of the home, making it suitable for families with multiple cars or guests.

This property presents an excellent opportunity for those seeking a spacious and well-appointed home in a convenient location.

Council Tax: Band D
Ipswich



LOCATION:

The property is located within A family friendly development on the West of Ipswich and provides local shops off of Norwich road and a retail park close by also with excellent access to Ipswich Town Centre and trunk roads A14/A12. The county town of Ipswich is served by a wide range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

ENTRANCE PORCH:

5'10 x 3'9 (1.78m x 1.14m)

Double glazed sliding entrance door to:- Further double glazed door and window to hallway.

ENTRANCE HALLWAY:

15'10 x 5'9 (4.83m x 1.75m)

Recessed lighting, radiator, staircase to first floor, wainscoting and personal door to garage.

CLOAKROOM:

5'8 x 2'5 (1.73m x 0.74m)

Extractor fan, low level WC, wash hand basin with mixer tap and vanity cupboard under, half tiled walls and heated towel radiator.

LIVING ROOM:

17'5 x 10'6 (5.31m x 3.20m)

Double glazed window to front elevation, radiator, fire surround with inset electric fire and open access to:-

DINING ROOM:

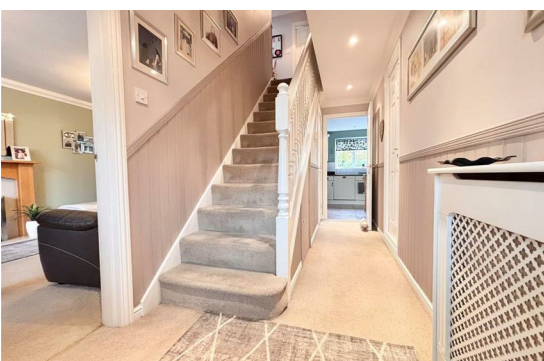
10'7 x 10'6 (3.23m x 3.20m)

Radiator, door to kitchen, two double glazed picture windows and double glazed French doors to:-

CONSERVATORY:

12'2 x 9'4 (3.71m x 2.84m)

Polycarbonate style roofing, double glazed windows to two elevations (overlooking garden), double glazed French doors to garden, power and lighting, under floor heating and tiled flooring.



KITCHEN/BREAKFAST ROOM:

14'4 x 12'10 (4.37m x 3.91m)
Recessed lighting, double glazed window to rear elevation, radiator, double glazed door to side elevation, one and a quarter bowl inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units, tall standing storage unit (had originally contained fridge/freezer), space for washing machine, integrated dishwasher, space for American style fridge/freezer, stainless steel filter hood over four ring gas hob and electric oven under. Tiled flooring.

LANDING:

access to loft space and built in airing cupboard.

BEDROOM ONE:

16'7 x 10'6 (5.05m x 3.20m)
Double glazed window to front elevation, radiator and a range of built in wardrobe cupboards and access to:-

EN-SUITE:

6'2 x 5'9 (1.88m x 1.75m)
Extractor fan, wash hand basin with mixer tap and vanity unit under, low level WC, heated towel radiator, double glazed frosted window to front elevation, corner shower with shower unit and screen, tiled walls and tiled flooring.

BEDROOM TWO:

13'0 x 11'2 red 8'6 (3.96m x 3.40m red 2.59m)
Double glazed window to front elevation, radiator and built in wardrobe cupboard.

BEDROOM THREE:

9'8 x 9'4 (2.95m x 2.84m)
Double glazed window to rear elevation and radiator.

BEDROOM FOUR:

10'10 x 8'8 (3.30m x 2.64m)
Double glazed window to rear elevation and radiator.

BATHROOM:

7'1 x 6'0 (2.16m x 1.83m)
Extractor fan, double glazed frosted window to rear elevation, heated towel radiator, low level WC, wash hand basin with mixer tap and vanity cupboard under, panel bath with mixer tap shower spray and screen, tiled walls and tiled floor.

FRONT GARDEN:

Open plan, laid mainly to block paving for off road parking, flower beds and side access.



REAR GARDEN:

Block paved patio area, laid mainly to lawn with flower beds and borders, outside water tap, storage shed and side pedestrian access.

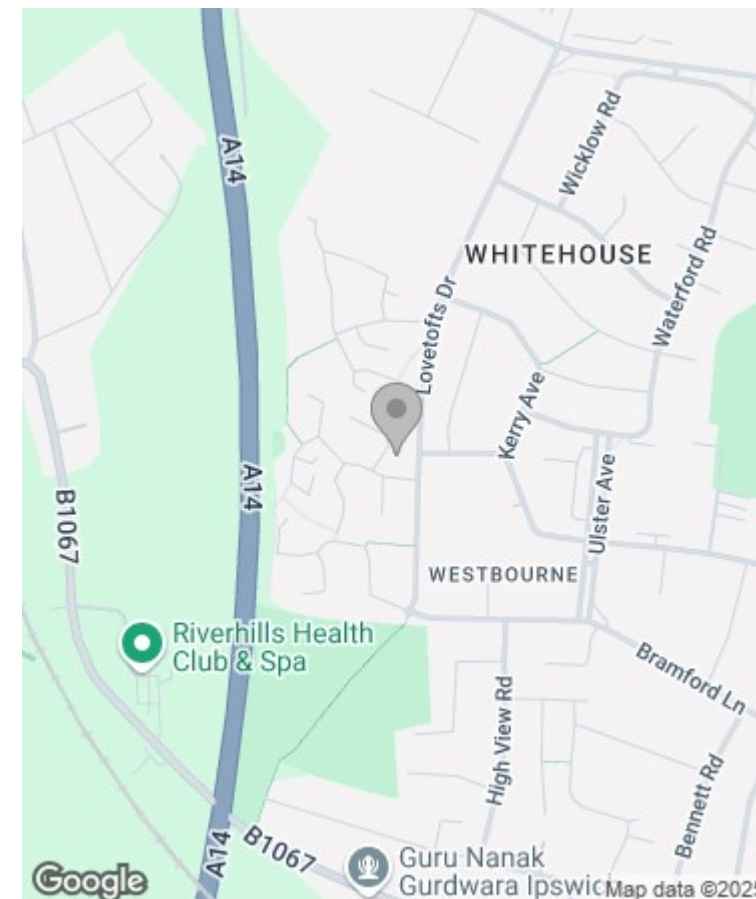
GARAGE:

17'6 x 8'3 (5.33m x 2.51m)
Up and over door, power and lighting, wall mounted Potterton boiler (approx two years old).









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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